

ZB# 08-12

Henry VanLeeuwen

55-2-13

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

May 12, 2008

08-12 Henry Vankeulen (Ar)
345 Beattie Rd

**OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 08-05

DATE: 5 March 2008

APPLICANT:

Henry P. VanLeeuwen
345 Beattie Road
Rock Tavern, NY 12575

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: 2-15-08

FOR: SUBDIVISION

LOCATED AT: Beattie Road and Maclean Drive

ZONE: R-1

DESCRIPTION OF EXISTING SITE: SEC: 55 BLOCK: 2 LOT: 13

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Gross Lot Area, Net Lot Area and Front Yard Variances needed for proposed lot #1

TOWN OF NEW WINDSOR CODE: Bulk Tables – Section 300-8

Mark J. Edsall, P.E.
Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued

REQUIREMENTS

P.B. # **08-05**

ZONE: **R-1**

USE: **S.F.R.**

(values shown are for Proposed Lot No. 1)(Proposed Lot No.2 complies with zoning requirements)

| | REQUIRED | PROPOSED | VARIANCE REQUESTED |
|--------------------------|-------------|--------------|-----------------------|
| MIN. LOT AREA (Gross) | 80,000 s.f. | 43,689 s.f. | 36,311 s.f. |
| MIN. LOT AREA (Net) | 48,000 s.f. | 43,689 s.f. | 4,311 s.f. |
| MIN. LOT WIDTH | 175 ft. | 292+ | - |
| REQUIRED FRONT YARD | 45 ft. | 41.0 / 160.8 | 4 ft. / - |
| REQUIRED SIDE YARD | 40 ft. | 40.8 | - |
| REQUIRED TOTAL SIDE YARD | 80 ft. | n/a | - |
| REQUIRED REAR YARD | 50 ft. | 101.5 | - |
| REQUIRED FRONTAGE | 70 ft. | 438 | - |
| MAX. BLDG. HT. | 35 ft. | <35 | - |
| FLOOR AREA RATIO | n/a | - | - |
| MIN. LIVABLE AREA | 1200 s.f. | >1200 s.f. | - |
| DEVELOPMENTAL COVERAGE | 20 % | 11.33% | - |
| O/S PARKING SPACES | 2 per res. | 2 | - |

PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 55-2-13

In the Matter of the Application of

HENRY VAN LEEUWEN

MEMORANDUM OF
DECISION GRANTING

AREA

CASE #08-12

WHEREAS, HENRY VAN LEEUWEN, owner(s) of 345 Beattie Road, New Windsor, New York, 12575, has made application before the Zoning Board of Appeals for a/an Request for the following variances for Proposed

LOT #1:

(Proposed Lot #2 complies with zoning, as referred by Planning Board (08-05)

36,311 s.f. Gross Minimum Lot Area and;

4,311 s.f. Net Minimum Lot Area and;

4 ft. Front Yard Setback

WHEREAS, a public hearing was held May 12, 200⁸ on before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant and his appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, the member of the public present had questions which the questions were answered and he expressed no opposition to the application.

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Official Town Newspaper, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties where the proposed use is allowed in an R-2 zone.

- (b) The property currently contains two dwelling structures, on a single piece of property.
- (c) The applicant seeks permission to subdivide the property so that each structure will be located on a separate parcel of property.
- (d) While the applicant owns property across a public road way from this property, he does not own property which is contiguous to this property.
- (e) The applicant will not build or alter the appearance of the structure on either parcel of property, if the variance is granted.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a Request for the following variances for Proposed

LOT #1:

(Proposed Lot #2 complies with zoning, as referred by Planning Board (08-05)

36,311 s.f. Gross Minimum Lot Area and;

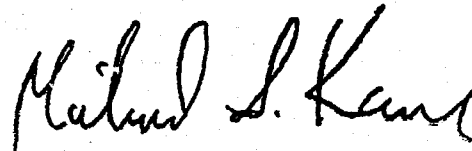
4,311 s.f. Net Minimum Lot Area and;

4 ft. Front Yard Setback as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: May 12, 2009⁴



Chairman

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 01-21-09
SUBJECT: REFUND ESCROW 08-12

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 166.11 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #08-12

NAME & ADDRESS:

**Henry Van Leeuwen
345 Beattie Road
Rock Tavern, NY 12575**

THANK YOU,

MYRA

JF.01-21-09



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #08-12 TYPE: AREA TELEPHONE: 496-9523

APPLICANT:

Henry Vanleeuwen
Builder & Developer
Beattie Road
Rock Tavern, NY 12575

| | | |
|----------------|-----------|---------------|
| RESIDENTIAL: | \$ 50.00 | CHECK #207 |
| COMMERCIAL | \$ 150.00 | CHECK # _____ |
| INTERPRETATION | \$ 150.00 | CHECK # _____ |

ESCROW: RESIDENTIAL \$300.00 CHECK #203

~~~~~

| <u>DISBURSEMENTS:</u> |  | <u>MINUTES</u>       | <u>ATTORNEY</u> |
|-----------------------|--|----------------------|-----------------|
|                       |  | <u>\$7.00 / PAGE</u> | <u>FEE</u>      |

|                              |          |       |                 |                 |
|------------------------------|----------|-------|-----------------|-----------------|
| PRELIMINARY:                 | <u>3</u> | PAGES | \$ <u>21.00</u> | \$ <u>35.00</u> |
| 2 <sup>ND</sup> PRELIMINARY: | —        | PAGES | \$ _____        | \$ _____        |
| PUBLIC HEARING:              | <u>4</u> | PAGES | \$ <u>28.00</u> | \$ <u>35.00</u> |
| PUBLIC HEARING:              | —        | PAGES | \$ _____        | \$ _____        |

LEGAL AD: Publish Date: 14.89      \$ 14.89

TOTAL:      \$ 63.89      \$ 70.00

~~~~~

ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 133.89

AMOUNT DUE: \$ _____

REFUND DUE: \$ 166.11

Cc:

J.F. 1-21-09



RESULTS OF Z.B.A. MEETING OF: May 12, 2008

PROJECT: Henry Vandewater

ZBA # 08-12

P.B.# _____



USE VARIANCE:

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

☐ ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

DITTBRENNER _____

BEDETTI _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____



PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED: M) D S) I VOTE: A 4 N 0.

DITTBRENNER A

BEDETTI A

~~LOCEY~~

TORPEY A

KANE A

CARRIED: Y ✓ N _____

AGENDA DATE: _____

TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

PUBLIC HEARING FOR: Nery VanLauner

DATE: May 12, 2008

SIGN-IN SHEET

| | NAME | ADDRESS | PHONE NUMBER |
|-----|-------------|---------------------|--------------|
| 1. | Ed Guzmán | 66 Lincolnale Acres | 496 9346 |
| 2. | Mane Guzmán | " | " |
| 3. | | | |
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VAN_LEEUWEN_(08--12)

Mr. Henry Van Leeuwen appeared before the board for this proposal.

MR. KANE: Request for proposed lot #1, 36,311 square foot gross minimum lot area, 4,311 square foot net minimum lot area and 4 foot front yard setback all at 345 Beattie Road.

March 24, 2008

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MR. VAN LEEUWEN: Good evening, ladies and gentlemen, the plans are I want to give this out to one of my daughters, I'm moving across the street and I'm splitting up 345 Beattie Road, one is going to one daughter and the other one is going to the other daughter.

MR. BABCOCK: Mr. Chairman, we have two houses on one lot here which is not with our current zoning or with the zoning, so this would solve the issue of having two houses on one lot.

MR. VAN LEEUWEN: Originally, Mike, it was split but Flip Weyant was the assessor and he says you're better off having in one or having in two it's cheaper so I wiped out the line now I've got to come back and create it again. In those days everything was one acre so--

MR. TORPEY: Is that line exactly back where it was?

MR. VAN LEEUWEN: Exactly where it was.

MR. KANE: Besides the lot line change on this.

MR. VAN LEEUWEN: It might be a foot and a half, foot off.

MR. KANE: Both locations have their own wells?

MR. VAN LEEUWEN: Yes.

MR. KANE: Septic?

MR. VAN LEEUWEN: Everything on their own, septic and everything.

MR. KANE: So really no cutting down of any substantial vegetation, trees?

March 24, 2008

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MR. VAN LEEUWEN: No.

MR. KANE: Creating water hazards or runoffs?

MR. VAN LEEUWEN: Nothing.

MR. KANE: No easements running through the area where the lot line is proposed?

MR. VAN LEEUWEN: No, nothing just a straight lot line.

MR. KRIEGER: Visually it will look just the same as it is now.

MR. VAN LEEUWEN: No, no change, no fence going up cause in the deed I'm going to put no fences, I do that on all my lands.

MR. KANE: I have no further questions at this point. I'll accept a motion.

MS. LOCEY: I will offer a motion to schedule a public hearing on the application of Henry Van Leeuwen for requested variances as detailed on the Zoning Board of Appeals agenda dated March 24, 2008.

MR. TORPEY: I'll second that.

ROLL CALL

MR. BEDETTI AYE

MR. TORPEY AYE

MS. LOCEY AYE

MR. KANE AYE

May 12, 2008

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HENRY_VAN_LEEUWEN_(08-12)

MR. KANE: Next public hearing is Henry Van Leeuwen request for the following variances for proposed lot number 1, proposed lot number 2 complies with zoning and as referred by the planning board, 36,311 square feet gross minimum lot area, 4,311 square feet net minimum lot area, 4 foot front yard setback all at 345 Beattie Road in an R-1 zone.

Mr. Henry Van Leeuwen appeared before the board for this proposal.

MR. VAN LEEUWEN: Good evening, folks, how are you?

MR. KANE: Good.

MR. VAN LEEUWEN: What I want to do is I want to, I'm going to be 70 another couple months and I want to give the kids the houses, I can't take them with me whether I go to heaven or hell, you can't take them with you, doesn't work.

MR. KANE: That's true.

MR. VAN LEEUWEN: The house I'm giving to my middle daughter.

MR. KANE: So just like the preliminary meeting tell us exactly what you want to do.

MR. VAN LEEUWEN: This is all one piece of property, this was split one time many years ago and then the assessor at the time was Flip Weyant he suggested that I do away with this line. Now I want to put this line back and I want to give this one to my middle daughter, this is going to my youngest daughter and as you know from last time I'm going to go here.

MR. KANE: Is there anybody here for this particular

May 12, 2008

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hearing? Okay, just going to send back a little note so you can put your name and address on it, it's for the stenographer so she has that information when the public portion of the meeting is open then just state your name and your address and ask whatever questions you have. Go ahead, Hank.

MR. VAN LEEUWEN: Everything stays as is, nothing being moved.

MR. KANE: So what we basically have to clarify is we have existing two existing homes on one parcel?

MR. VAN LEEUWEN: Correct.

MR. KANE: One piece of property and we're looking to divide that so that they're two separate pieces, taxable pieces of property?

MR. VAN LEEUWEN: Correct.

MR. KANE: And there's not going to be any new building on either one of those, everything is existing?

MR. VAN LEEUWEN: Yes.

MR. KANE: Any further questions from the board at this moment?

MR. BEDETTI: Just a question now you don't own any other property around that surrounds the--

MR. VAN LEEUWEN: Around here, no, across the street I have 45 acres.

MR. BEDETTI: So there's no way that you can actually have added to the small lot and make it, to make it in compliance?

MR. VAN LEEUWEN: Nothing I can do there, no.

MR. BEDETTI: That was the only question.

MR. VAN LEEUWEN: I have 44 acres of swamp across the street, it's all wetlands.

MR. KANE: At this point, I'm going to open it up to the public and ask if you have any questions? If you want to see what's going on?

MR. GUZMAN: No, we don't have any questions.

MR. KANE: Do you understand what's going on with the piece of property?

MR. GUZMAN: Generally speaking.

MR. KANE: Come on up, we want you to understand so that you know you're here for a reason so Hank just show them what you're doing with the property.

MR. VAN LEEUWEN: Well, they got a letter.

MR. VAN LEEUWEN: This is Beattie Road, I live here and this is my carriage house, was my carriage house which I'm giving to my middle daughter, I can't take it with me.

MR. KANE: Show them the property line where the property line will be.

MR. VAN LEEUWEN: Going down here.

MRS. GUZMAN: You've had this property the line you took it out?

MR. VAN LEEUWEN: Thirty-six years ago.

MR. KANE: So it will become two taxable lots instead of the one lot with two homes on it so there will be no

May 12, 2008

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new construction, no new anything there?

MR. VAN LEEUWEN: Eventually if they put an addition on to the house that's up to them, nothing to do with this right now.

MR. KANE: Okay, any further questions?

MR. GUZMAN: No.

MR. KANE: Any problems with the project?

MRS. GUZMAN: No, just wanted to be informed.

MR. KANE: Thank you very much. Anybody else for this particular hearing? Seeing as there's not, we'll close the public portion of the hearing, bring it back to the board for any further questions. I'll accept a motion then.

MR. DITTBRENNER: I will move to approve the variances as presented on 345 Beattie Road as requested by Henry Van Leeuwen to reposition a lot line subdividing that property into two parcels.

MR. TORPEY: Second it.

ROLL CALL

| | |
|-----------------|-----|
| MR. DITTBRENNER | AYE |
| MR. BEDETTI | AYE |
| MR. TORPEY | AYE |
| MR. KANE | AYE |

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-X

HENRY VAN LEEUWEN

AFFIDAVIT OF SERVICE BY MAIL

#08-12

X

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)


That I am not a party to the action, am over 18 years of age and reside at 131 Mt. Airy Road, New Windsor, NY 12553.

That on the 25TH day of **APRIL, 2008**, I compared the **23** addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra Mason
Myra L. Mason, Secretary

12th day of May, 2008


Notary Public

JENNIFER GALLAGHER
Notary Public, State of New York
No. 01GA6050024
Qualified in Orange County
Commission Expires 10/30/10

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. 08-12

Request of HENRY VAN LEEUWEN

for a VARIANCE of the Zoning Local Law to Permit:

Request for the following variances for Proposed

LOT #1:

(Proposed Lot #2 complies with zoning, as referred by Planning Board (08-05))

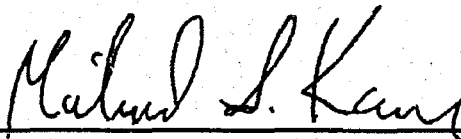
36,311 s.f. Gross Minimum Lot Area and;

4,311 s.f. Net Minimum Lot Area and;

4 ft. Front Yard Setback

All at 345 Beattie Road in an R-1 Zone (55-2-13)

PUBLIC HEARING will take place on May 12, 2008 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.


Michael Kane, Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

March 24, 2008

HENRY VAN LEEUWEN
345 BEATTIE ROAD
ROCK TAVERN, NY 12575

Re: 55-2-13.12 ZBA#: 08-12 (23)

Dear Mr. Van Leeuwen

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00 minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/LK
Attachments

CC: Myra Mason, Zoning Board

55-1-65.4
Thomas & Heidi Gamble
373 Beattie Rd.
Rock Tavern NY, 12575

55-1-66
William & Eileen Gamble
377 Beattie Rd.
Rock Tavern NY, 12575

55-1-96.12
Eugene & Anna Neporanny
335 Beattie Rd.
Washingtonville, NY 10992

55-1-96.21
David & Arlene Nolan
325 Beattie Rd.
Washingtonville, NY 10992

55-1-97
Edwin & Marie Guzman
66 Lincolndale Acres.
Washingtonville, NY 10992

55-1-98
Joseph Averso & Lisa Tamburo
80 Lincolndale Acres
Washingtonville, NY 10992

55-1-116.1
Raymond & Loretta Sullivan
328 Beattie Rd.
Washingtonville, NY 10992

55-1-118
Alice Polman
330 Beattie Rd.
Washingtonville, NY 10992

55-1-119.1
Joseph & Susan Picone
17 Ann Elizabeth Dr.
Washingtonville, NY 10992

55-1-132.31
Kenneth McKenna
334 Beattie Rd.
Washingtonville, NY 10992

55-2-1
Ira & Marie Kurtz
2 Maclean Dr.
Rock Tavern, NY 12575

55-2-2
Joseph & Susan Filoreto
4 Maclean Dr.
Rock Tavern, NY 12575

55-2-3
Diane Jacob
6 Maclean Dr.
Rock Tavern, NY 12575

55-2-4
John & Jeannette Shupe
8 Maclean Dr.
Rock Tavern, NY 12575

55-2-5
Christopher Pasquarelli
10 Maclean, Dr.
Rock Tavern, NY 12575

55-2-6
Rodney Krinke
12 Maclean Dr.
Rock Tavern, NY 12575

55-1-13.11
Robert Rodriguez
341 Beattie Rd.
Rock Tavern, NY 12575

55-2-7
Thomas Joseph Durney
14 Maclean Dr.
Rock Tavern, NY 12575

55-2-8
Robert & Darlene Prosser
16 Maclean Dr.
Rock Tavern, NY 12575

55-2-9
John O'Donoghue
11 Maclean Dr.
Rock Tavern, NY 12575

55-2-10
John & Jean Dunn
9 Maclean Dr.
Rock Tavern, NY 12575

55-2-11
Jorge & Ileana Mendoza
7 Maclean Dr.
Rock Tavern, NY 12575

55-2-12
Bruce & Laura Herman
5 Maclean Dr.
Rock Tavern, NY 12575

STAPLES

TOTAL CHARGES: _____



RESULTS OF Z.B.A. MEETING OF: March 4 2008

PROJECT: Henry Van Lennep

ZBA # 08-12

P.B.# _____



USE VARIANCE:

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) Lo S) T VOTE: A _____ N _____

~~VOLPE~~ _____
BEDETTI A
LOCEY A
TORPEY A
KANE A

CARRIED: Y _____ N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____
VARIANCE APPROVED: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

Usually The Same

AGENDA DATE: _____

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 03-20-08

FOR: 08-12 ESCROW

FROM:

Henry Vanleeuwen
Builder & Developer
Beattie Road
Rock Tavern, NY 12575

CHECK FROM:
SAME

CHECK NUMBER: 203

TELEPHONE: 496-9823

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

J. Fenner 4-7-08
NAME DATE

ZBA-08-12 ESCROW

HENRY VANLEEUVEN
BUILDER & DEVELOPER
BEATTIE ROAD
ROCK TAVERN, NY 12575

DATE 3/8/08

203

50-7044/2219

PAY TO THE ORDER OF Town of New Windsor

three hundred dollars 00/100 \$ 300.00

DOLLARS

Provident Bank
36 - NEWBURGH, NY 12550

FOR Escrow Lot 55-2-13

Elizabeth Van Leeuwen

0000203 022269704430 0006215775

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#194-2008

04/07/2008

Henry Van Leeuwen

Received \$ 50.00 for Zoning Board Fees, on 04/07/2008. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



TOWN OF NEW WINDSOR
(845) 563-4615 (MYRA MASON)
ZONING BOARD APPLICATION PACKAGE



PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (COMPLETE ONLY THE PAGES WITH HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN ONE ORIGINAL AND ONE COPY OF ALL PAPERWORK (unless otherwise specified) TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

| | |
|--|----------|
| APPLICATION FEE: | \$ 50.00 |
| *ESCROW: | \$300.00 |
| ** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST: | \$ 25.00 |

MULTI-FAMILY: (Three Separate Checks Please)

| | |
|--|----------|
| APPLICATION FEE: | \$150.00 |
| *ESCROW: | \$500.00 |
| ** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST: | \$ 25.00 |

COMMERCIAL: (Three Separate Checks Please)

| | |
|--|----------|
| APPLICATION FEE: | \$150.00 |
| *ESCROW: | \$500.00 |
| ** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST: | \$ 25.00 |

INTERPRETATION: (Three Separate Checks Please)

| | |
|--|----------|
| APPLICATION FEE: | \$150.00 |
| *ESCROW: | \$500.00 |
| ** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST: | \$ 25.00 |

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST (PRELIMINARY) MEETING.

*

ESCROW

THIS IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.


**

**LIST OF PROPERTY OWNERS
WITHIN 500 FT. RADIUS OF
PROPERTY IN QUESTION:**

**APPROXIMATE COST FOR
PUBLIC HEARING LIST:**

| | |
|--------------|--------|
| 1-10 NAMES | 25.00 |
| 11-20 NAMES | 35.00 |
| 21-30 NAMES | 45.00 |
| 31-40 NAMES | 55.00 |
| 41-50 NAMES | 65.00 |
| 51-60 NAMES | 75.00 |
| 61-70 NAMES | 85.00 |
| 71-80 NAMES | 95.00 |
| 81-90 NAMES | 105.00 |
| 91-100 NAMES | 115.00 |

ANYTHING OVER 100 NAMES
IS \$1.00 EA. ADDITIONAL
NAME

 **COMPLETE ONLY THE PAGES WITH CHECKED BOX IN
CORNER OF PAGE. PLEASE SUBMIT ONE ORIGINAL AND ONE
COPY OF ALL PAPERWORK (unless otherwise specified).**

PUBLIC HEARING LIST OF PROPERTY OWNERS

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list – they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE). BRING ENOUGH ENVELOPES PREPARED WITH YOUR RETURN ADDRESS AND A REGULAR ~~MAN~~ STAMP WITH YOU....**YOUR PUBLIC HEARING DATE WILL BE SET AT THIS TIME.**
3. WHEN YOU COME IN TO PICK UP YOUR LIST, **ALLOW YOURSELF ENOUGH TIME TO FINISH PREPARING THE MAILINGS HERE AT THE TOWN HALL.** YOU WILL BE GIVEN ENOUGH "NOTICES OF PUBLIC HEARING" TO PUT ONE IN EACH ENVELOPE AND SEAL IT. (It may be easier for you if you bring self-sealing envelopes.)
4. **BRING THE COMPLETED ENVELOPES TO THE ZONING BOARD SECRETARY FOR MAILING. BY DOING IT THIS WAY, WE AVOID HAVING TO SEND EACH ENVELOPE "CERTIFIED MAIL" WHICH IS VERY COSTLY.**

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

_____ Date Application Type: Use Variance ☐ Area Variance ☒
Sign Variance ☐ Interpretation ☐

e-mail address: vanclan12575@yahoo.com

I. Owner Information:

HENRY P. VAN LEEUWIKEN + Elizabeth Phone Number: (845) 496 9523
(Name) Fax Number: (845) 496 9473
3451 Beetham rd Rock Tavern N.Y. 12575
(Address)

II. Applicant:

e-mail address: _____
Phone Number: () _____
Fax Number: () _____

(Name)

(Address)

III. Forwarding Address, if any, for return of escrow: Phone Number: () _____
Fax Number: () _____
(Name)

(Address)

IV. Contractor/Engineer/Architect/Surveyor/: Phone Number () _____
Fax Number: () _____

(Name)

(Address)

V. Property Information:

Zone: R 2 Property Address in Question: _____
Lot Size: _____ Tax Map Number: Section 55 Block 2 Lot 13
a. Is pending sale or lease subject to ZBA approval of this Application? _____
b. When was property purchased by present owner? 1971
c. Has property been subdivided previously? YES If so, When: 1973
d. Has an Order to Remedy Violation been issued against the property by the
Building/Zoning/Fire Inspector? NO

******PLEASE NOTE:******

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Disapproval form you receive)

Area Variance requested from New Windsor Zoning Local Law,

| | <u>Requirements</u> | <u>Proposed or Available</u> | <u>Variance Request</u> |
|---------------------|----------------------|------------------------------|----------------------------|
| Min. Lot Area | | | |
| Min. Lot Width | | | |
| Reqd. Front Yd. | | | |
| Reqd. Side Yd. | | | |
| Reqd. Rear Yd. | <i>More Lot area</i> | <i>Get Lot Area</i> | <i>Front yard Variance</i> |
| Reqd. St Front* | | | |
| Max. Bldg. Hgt. | | | |
| Min. Floor Area* | | | |
| Dev. Coverage* | | | |
| Floor Area Ration** | | | |
| Parking Area | | | |

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. **In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

PLEASE ANSWER EACH OF THE FOLLOWING QUESTIONS SPECIFICALLY:

1. Whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; no
2. Whether the requested area variance is substantial; yes
3. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; no
4. Whether the alleged difficulty was self-created. no

**After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

I wish to give this house to my daughter.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
- ☐ One in the amount of \$ 300.00 or 500.00 , (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 , (application fee)
- ☐ One in the amount of \$ 25.00 , (Public Hearing List Deposit)

- ☐ Photographs of area that variance(s) is/are being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

20th day of March 2008.

Elizabeth Ann VanLeeuwen
Owner's Signature (Notarized)

Elizabeth Ann VanLeeuwen
Owner's Name (Please Print)

J. Gallagher
Signature and Stamp of Notary

JENNIFER GALLAGHER
Notary Public, State of New York
No. 01GA6050024
Qualified in Orange County
Commission Expires 10/30/10

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

PROJECT I.D. NUMBER

2805

617.21

Appendix C

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

| | |
|---|----------------------|
| 1. APPLICANT /SPONSOR <i>HENRY P. VAN NEEUWEN</i> | 2. PROJECT NAME |
| 3. PROJECT LOCATION: Municipality <i>Greenwich</i> County <i>Orange</i> | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>corner of Beeth & 1/2 E. Main dr.</i> | |
| 5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: <i>single 2 lots sub.</i> | |
| 7. AMOUNT OF LAND AFFECTED: Initially <i>1</i> acres Ultimately <i>1</i> acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <i>see Variance</i> | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <i>Beeth Permit</i> | |
| 12. AS A RESULT OF/PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE | |
| Applicant/sponsor name: <i>[Signature]</i> | Date: <i>3/26/08</i> |
| Signature: _____ | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

| | |
|--|--|
| <p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>If yes, coordinate the review process and use the FULL EAF.</p> |
| <p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | |
| <p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p style="margin-left: 40px;"><i>no</i></p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> | |
| <p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly</p> | |

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

| | |
|---|--|
| <p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:</p> | |
| <p>_____ Name of Lead Agency</p> | |
| <p>_____ Print or Type Name of Responsible Officer in Lead Agency</p> | <p>_____ Title of Responsible Officer</p> |
| <p>_____ Signature of Responsible Officer in Lead Agency</p> | <p>_____ Signature of Preparer (If different from responsible officer)</p> |
| <p>_____ Date</p> | |

May 12, 2008

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HENRY_VAN_LEEUWEN_(08-12)

MR. KANE: Next public hearing is Henry Van Leeuwen request for the following variances for proposed lot number 1, proposed lot number 2 complies with zoning and as referred by the planning board, 36,311 square feet gross minimum lot area, 4,311 square feet net minimum lot area, 4 foot front yard setback all at 345 Beattie Road in an R-1 zone.

Mr. Henry Van Leeuwen appeared before the board for this proposal.

MR. VAN LEEUWEN: Good evening, folks, how are you?

MR. KANE: Good.

MR. VAN LEEUWEN: What I want to do is I want to, I'm going to be 70 another couple months and I want to give the kids the houses, I can't take them with me whether I go to heaven or hell, you can't take them with you, doesn't work.

MR. KANE: That's true.

MR. VAN LEEUWEN: The house I'm giving to my middle daughter.

MR. KANE: So just like the preliminary meeting tell us exactly what you want to do.

MR. VAN LEEUWEN: This is all one piece of property, this was split one time many years ago and then the assessor at the time was Flip Weyant he suggested that I do away with this line. Now I want to put this line back and I want to give this one to my middle daughter, this is going to my youngest daughter and as you know from last time I'm going to go here.

MR. KANE: Is there anybody here for this particular

hearing? Okay, just going to send back a little note so you can put your name and address on it, it's for the stenographer so she has that information when the public portion of the meeting is open then just state your name and your address and ask whatever questions you have. Go ahead, Hank.

MR. VAN LEEUWEN: Everything stays as is, nothing being moved.

MR. KANE: So what we basically have to clarify is we have existing two existing homes on one parcel?

MR. VAN LEEUWEN: Correct.

MR. KANE: One piece of property and we're looking to divide that so that they're two separate pieces, taxable pieces of property?

MR. VAN LEEUWEN: Correct.

MR. KANE: And there's not going to be any new building on either one of those, everything is existing?

MR. VAN LEEUWEN: Yes.

MR. KANE: Any further questions from the board at this moment?

MR. BEDETTI: Just a question now you don't own any other property around that surrounds the--

MR. VAN LEEUWEN: Around here, no, across the street I have 45 acres.

MR. BEDETTI: So there's no way that you can actually have added to the small lot and make it, to make it in compliance?

MR. VAN LEEUWEN: Nothing I can do there, no.

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MR. BEDETTI: That was the only question.

MR. VAN LEEUWEN: I have 44 acres of swamp across the street, it's all wetlands.

MR. KANE: At this point, I'm going to open it up to the public and ask if you have any questions? If you want to see what's going on?

MR. GUZMAN: No, we don't have any questions.

MR. KANE: Do you understand what's going on with the piece of property?

MR. GUZMAN: Generally speaking.

MR. KANE: Come on up, we want you to understand so that you know you're here for a reason so Hank just show them what you're doing with the property.

MR. VAN LEEUWEN: Well, they got a letter.

MR. VAN LEEUWEN: This is Beattie Road, I live here and this is my carriage house, was my carriage house which I'm giving to my middle daughter, I can't take it with me.

MR. KANE: Show them the property line where the property line will be.

MR. VAN LEEUWEN: Going down here.

MRS. GUZMAN: You've had this property the line you took it out?

MR. VAN LEEUWEN: Thirty-six years ago.

MR. KANE: So it will become two taxable lots instead of the one lot with two homes on it so there will be no

May 12, 2008

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new construction, no new anything there?

MR. VAN LEEUWEN: Eventually if they put an addition on to the house that's up to them, nothing to do with this right now.

MR. KANE: Okay, any further questions?

MR. GUZMAN: No.

MR. KANE: Any problems with the project?

MRS. GUZMAN: No, just wanted to be informed.

MR. KANE: Thank you very much. Anybody else for this particular hearing? Seeing as there's not, we'll close the public portion of the hearing, bring it back to the board for any further questions. I'll accept a motion then.

MR. DITTBRENNER: I will move to approve the variances as presented on 345 Beattie Road as requested by Henry Van Leeuwen to reposition a lot line subdividing that property into two parcels.

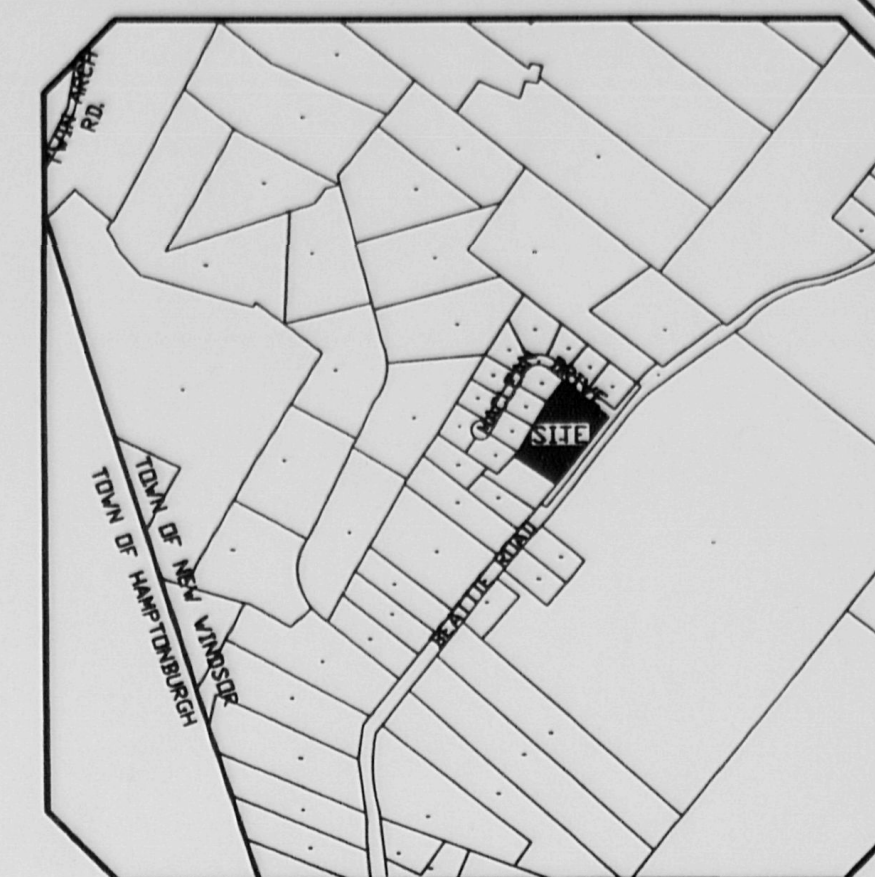
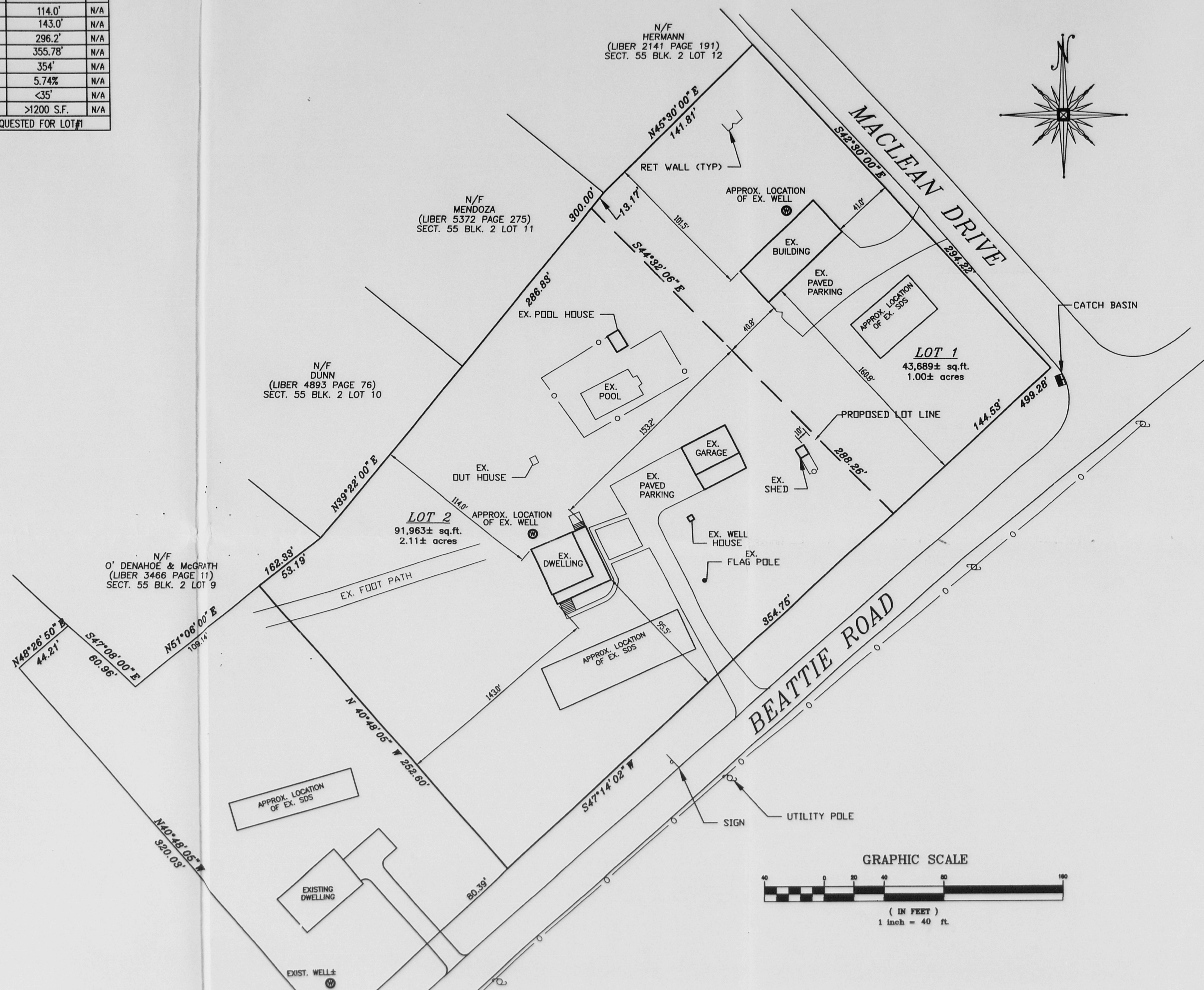
MR. TORPEY: Second it.

ROLL CALL

| | |
|-----------------|-----|
| MR. DITTBRENNER | AYE |
| MR. BEDETTI | AYE |
| MR. TORPEY | AYE |
| MR. KANE | AYE |

| ZONING: TN. OF NEW WINDSOR | | | | |
|-----------------------------|----------------|-----------------|----------------|-----|
| DISTRICT R1 | | | | |
| SECTION 55, BLOCK 2, LOT 13 | | | | |
| ITEM | REQUIRED | LOT 1 | LOT 2 | ZBA |
| LOT AREA - (GROSS) | 80,000 SQ. FT. | 43,689 SQ. FT.* | 91,963 SQ. FT. | XX |
| LOT AREA - (NET) | 48,000 SQ. FT. | 43,689 SQ. FT.* | 91,963 SQ. FT. | XX |
| FRONT YARD | 45' | 41.0'/160.8' | 95.5' | XX |
| REAR YARD | 50' | 101.5' | 114.0' | N/A |
| SIDE YARD | 40' | 40.8' | 143.0' | N/A |
| TOTAL SIDES | 80' | N/A | 296.2' | N/A |
| LOT WIDTH | 175' | 292.67' | 355.78' | N/A |
| STREET FRONTAGE | 70' | 438' | 354' | N/A |
| DEVELOP. CVRG. | 20% | 11.33% | 5.74% | N/A |
| MAX. HEIGHT | 35' | <35' | <35' | N/A |
| MIN. LIVABLE AREA | 1200 S.F. | >1200 S.F. | >1200 S.F. | N/A |

* NET & GROSS LOT AREA, & FRONT YARD VARIANCES REQUESTED FOR LOT#1



LOCATION MAP
SCALE: 1"=1000'

RECORD OWNER/APPLICANT
HENRY VAN LEEUWEN
345 BEATTIE ROAD
ROCK TAVERN, NEW YORK 12575

I HEREBY CERTIFY TO THE PARTIES
OF INTEREST LISTED BELOW THAT THIS
MAP HAS BEEN PREPARED FROM AN ACTUAL
FIELD SURVEY COMPLETED ON SEPTEMBER 25, 1997.
HENRY P. VAN LEEUWEN

FOR TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL

SURVEY NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. CERTIFICATION IS FOR LOT 55-2-13 ONLY.

| | | |
|--------------------------|---------------------------|----------|
| 10/18/07 | ORIGINAL PREPARATION DATE | JP |
| DATE | DESCRIPTION | INITIALS |
| REVISIONS | | |
| MAP CHECK DATE: 00/00/00 | INITIALS BY: -- | |

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10904
(914) 294-0000

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12538
(914) 790-4400

MEASUREMENTS BY: HENRY P. VAN LEEUWEN, P.E.
LICENSE NO. 006000
DATE: 10/19/07

LANDS OF VAN LEEUWEN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

PROJECT TITLE
DRAWING TITLE
2 LOT SUBDIVISION
SECTION 55 BLOCK 2 LOT 13

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

| | | |
|-------------------------------|-------------------------------|----------------------------|
| O.C.D. SHEET NO. N/A OF -- | D.E.C. SHEET NO. N/A OF -- | DRAWING NUMBER 1 OF 1 |
| SCALE 1"=40' | CAD REFERENCE 9721603SUB | PROJECT NUMBER 97216.03 |